

**STC METROPOLITAN DISTRICT NO. 2**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
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<https://www.colorado.gov/pacific/stcmd>

**NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
<b>VACANT</b>		2023/May 2023
<b>VACANT</b>		2022/May 2022
<b>VACANT</b>		2022/May 2022

Peggy Ripko Secretary

DATE: February 9, 2022

TIME: 9:00 A.M.

LOCATION: Via Online Zoom Meeting

**IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE FOLLOWING INFORMATION:**

Join Zoom Meeting

<https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>

Meeting ID: 897 9736 4658

Passcode: 115782

One tap mobile

+12532158782

Please email Peggy Ripko if there are any issues ([pripko@sdmsi.com](mailto:pripko@sdmsi.com)).

**I. ADMINISTRATIVE MATTERS**

A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda; confirm location of the meeting and posting of meeting notice.

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C. Approve Minutes of the November 3, 2021 and January 12, 2022 Special Meetings (enclosures).

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D. Acknowledge the resignation of Angie Hulsebus, effective January 13, 2022.

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II. PUBLIC COMMENTS

A. \_\_\_\_\_

III. FIRE RESPONSE

A. Discussion regarding architectural review process for rebuilding.

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B. Consider approval of Resolution re Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes.

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IV. FINANCIAL MATTERS

A. Review and ratify approval of payment of claims for the following period (enclosures):

Fund	Period Ending Dec. 17, 2021	Period Ending January 25, 2022
General	\$ 26,794.78	\$ 13,292.15
Debt	\$ -0-	\$ -0-
Capital	\$ 4,749.64	\$ 1,449.64
Payroll	\$ 554.10	\$ -0-
<b>Total</b>	<b>\$ 32,098.52</b>	<b>\$ 14,741.79</b>

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B. Review and accept Unaudited Financial Statements through the period ending December 31, 2021 (enclosure).

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V. LEGAL MATTERS

A. Review and consider approval of Lender Estoppel requested by Carmel Partners (to be distributed).

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VI. OPERATIONS AND MAINTENANCE

A. Discuss Operating Projections.

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B. Discuss and consider approval of adding additional poop stations.

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C. Discussion regarding yards signs for the Commuting Solutions Program.

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VII. CAPITAL PROJECTS

- A. Discuss an Agreement between Carmel Partners and the District for maintenance and operation rules for the parking garage.

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- B. Review and consider acceptance of improvement costs in the amount of \$2,647,483.10, under Final Engineers Report and Certification #80 prepared by Ranger Engineering, LLC, dated January 20, 2022 (enclosure).

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VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.

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- B. Status of any necessary inclusions.

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- C. Status of Conveyance of Facilities.

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IX. COVENANTS

- A. Discuss Community Manager's Update.

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X. OTHER MATTERS

- A. 

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XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 2, 2022.**